

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-9-2008 – Printer's Row Condominiums

SYNOPSIS:

Applicant: Michael Neider
Proposal: Final Plat Approval
Location: 1780 West Printers Row
Zoning: M

BACKGROUND:

The applicant is requesting approval for an industrial condominium plat consisting of 1 building with 4 individual units. The definition of a condominium is the ownership of a single unit in a multiunit project, together with an undivided interest in common in the common areas and facilities of the property.

The purpose for the condominium plat is to allow the applicant an opportunity to divide the building into quadrants. Each would then be sold to individual businesses. All interior parking spaces, landscaping and common areas would be held in common ownership. The applicant would be required to record a declaration of condominium and CCR's which would address maintenance of the building and property.

The existing site received conditional use approval from Salt Lake County in November 1973. At the present time, the property is developed including right-of-way improvements. All interior parking and landscaping areas were improved as part of the original site plan.

Title 9 of the West Valley City Code provides for condominium conversions. Although somewhat different than a residential application, many of the same requirements will apply here. The applicant has been working with staff and other agencies to meet these requirements.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager